



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Thanh Minh Trinh Short Plat

Proposal Address: 4509 160th Place SE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 21,385 square foot (SF) lot (approx. 0.49 acre) into 2 single-family lots located in the R-5 land use district.

File Number: 19-115355-LN

Applicant: Thanh Minh Trinh

Decisions Included: Preliminary Short Plat (Process II)

Planner: Mark C. Brennan, Associate Planner

State Environmental Policy Act Threshold Determination: Exempt

Department Decision: Approval with Conditions

A handwritten signature in blue ink, appearing to read "Mark Brennan", written over a horizontal line.

By: _____
Mark C. Brennan
Development Services Department

Application Date: May 31, 2019
Completeness Date: September 26, 2019
Notice of Application: October 3, 2019
Decision Publication Date: March 26, 2020
Appeal Deadline: April 9, 2020

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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I. DESCRIPTION OF PROPOSAL:

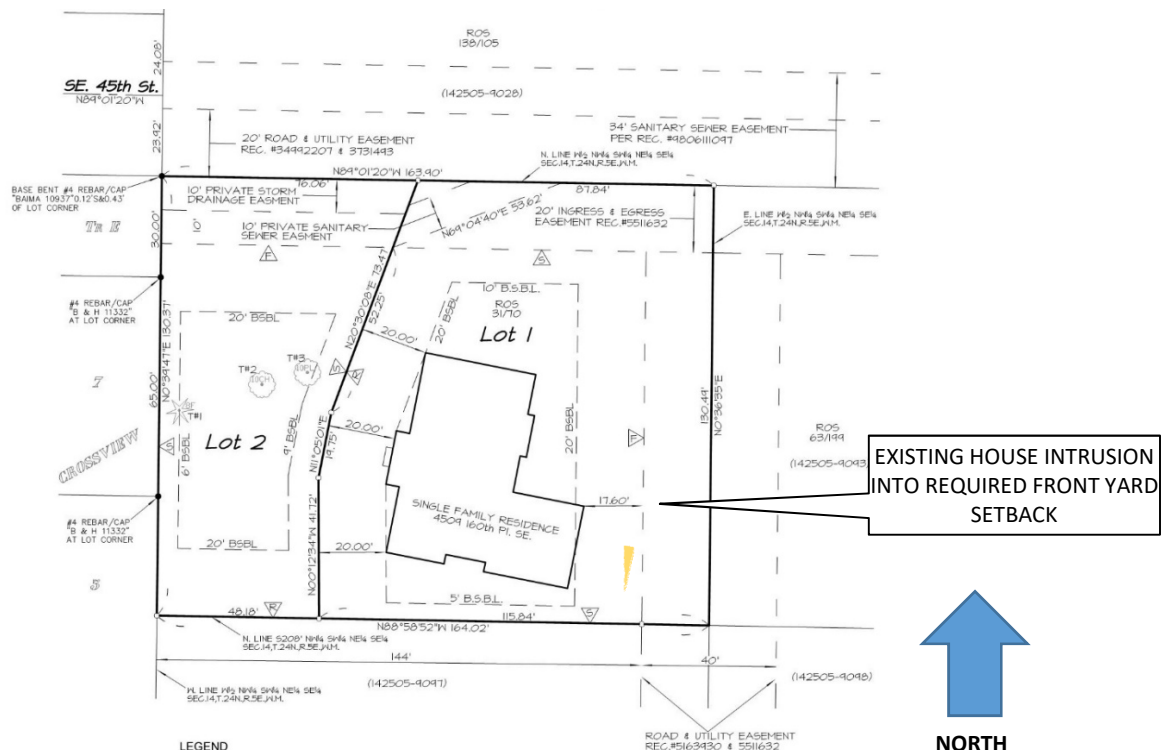
A. Description:

The applicant is proposing to short plat an existing 21,385 SF lot (approx. 0.49 acre) in the R-5 single-family land use district into two single-family lots, resulting in Lot 1, with an area of 14,027 SF (approx. 0.32 acre) and Lot 2, with an area of 7,358 SF (approx. 0.18 acre).

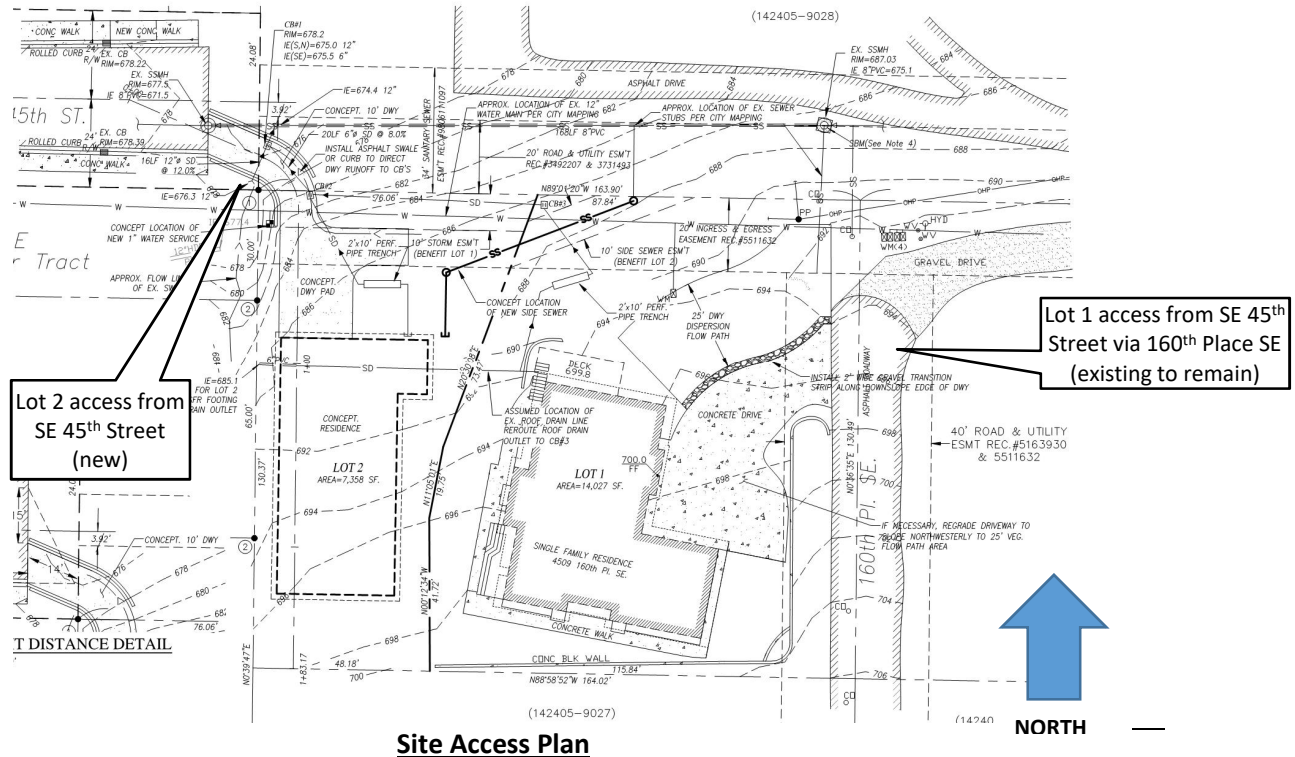
The site contains an existing single-family dwelling which will be retained on Lot 1. The existing house is currently a legally non-conforming structure as it intrudes into its required 20 ft. front yard setback, as indicated on the Short Plat Map below. Lot 2 will be developed in the future with one single-family dwelling (not part of this preliminary short plat approval). The subject site is located in the R-5 land use district and is within the Newcastle Subarea.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property contains 3 significant trees totaling 28 diameter inches. The applicant proposes to retain 1 of these trees (T#3), or 10 diameter inches, which equates to approximately 36% of the total diameter inches of the significant trees on the site.

Each lot will be accessed by an individual driveway as shown on the Site Access Plan below. Lot 1 will retain the existing driveway from the east dead end of SE 45th Street via a private road (160th Place SE). Lot 2 will be accessed by a new driveway from SE 45th Street via an access easement across the adjacent property to the north of the subject site. **Refer to Condition of Approval regarding Non-Conforming Structure in Section IX of this report.**



Short Plat Map



B. Review Process/Time Limitation:

Preliminary Short Plat review (LN Permit) is governed by Land Use Code (LUC) 20.45B. The LN is a Process II decision. Process II is an administrative process. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

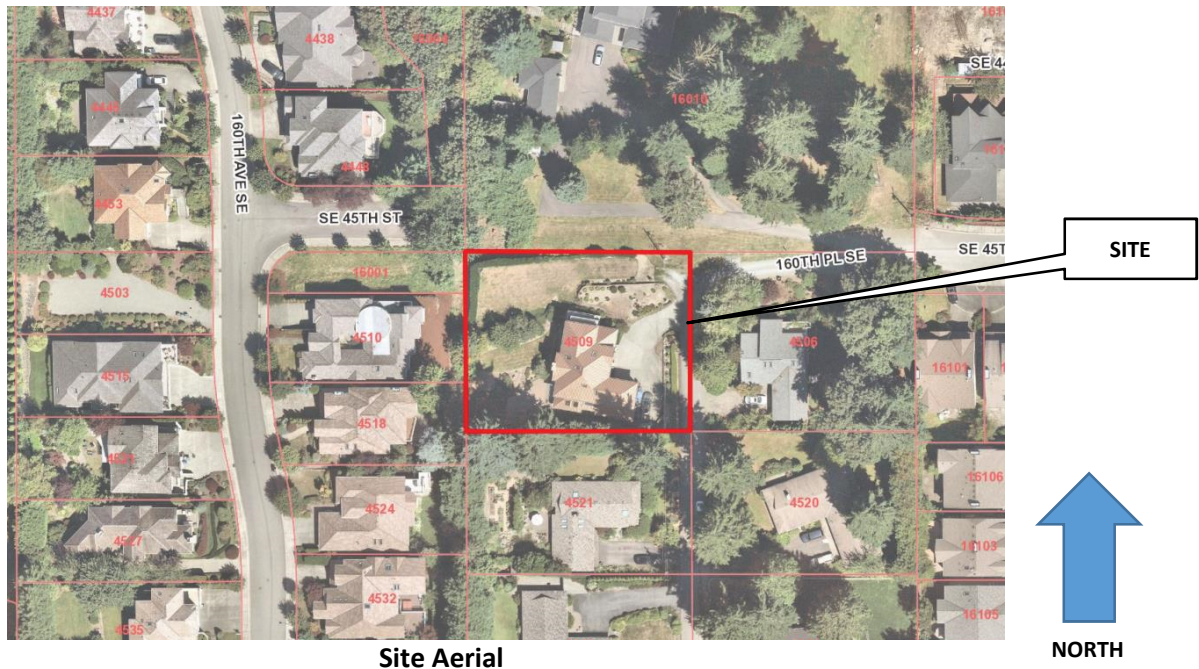
This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the date of this approval or an extension is requested in writing. Refer to Condition of Approval regarding Time Limitation in Section IX of this report.

II. SITE DESCRIPTION AND ZONING:

A. Site Description:

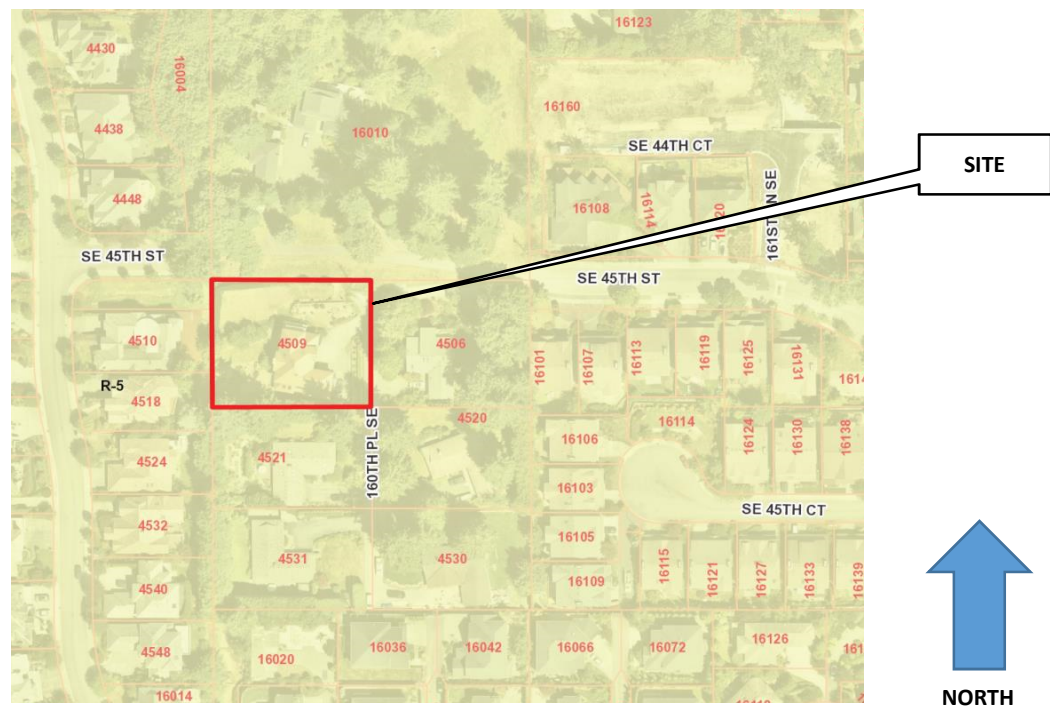
The subject site is within an existing single-family neighborhood. Single-family residences border the site to the north, south, east, and west. The subject property is in the R-5 single-family district and has a Comprehensive Plan designation of Single-Family High.

The site's topography slopes gently downhill from an elevation of 704 ft (approx.) at the southeast corner to an elevation of 678 ft (approx.) at the northwest corner roughly 217 ft. away, resulting in a cross-site slope of approximately 12%. There are no critical areas associated with this site.



B. Zoning:

The two lots proposed with this short plat application are permitted within the R-5 land use district. Refer to the table in Section III.B below for the proposal's conformance to dimensional requirements.



III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Consistency with Land Use Code Dimensional Requirements (LUC 20.20.010)

BASIC INFORMATION		
Zoning District	R-5 Newcastle Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	21,385 square-feet (SF) - approx. 0.49 acre	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 SF	Meets requirement. Lot 1: 14,027 SF Lot 2: 7,358 SF
Minimum Lot Width	60 Feet	Meets requirement. Lot 1: 130.49 ft. Lot 2: 76.06 ft.
Minimum Lot Depth	80 Feet	Meets requirement. Lot 1: 87.84 ft. Lot 2: 130.37 ft.
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet	Meets requirements. Lot 1 (existing home to remain): <ul style="list-style-type: none"> Front yard (existing): approx. 17.6 ft.* Rear yard: 20 ft. Side yard (existing): approx. 10 ft to south lot line. Side yard (existing): approx. 30 ft. to access easement Lot 2: <ul style="list-style-type: none"> Front yard: 20 ft. Rear yard: 20 ft. Side yard: 6 ft., 9 ft. 2 Side yards: 15 ft.
Lot Coverage:	40% maximum Lot 1: 14,027 SF x .4 = 5,611 SF Lot 2: 7,358 SF x .4 = 2,943 SF	Meets requirement. Lot 1: (w/ existing house): 2,609 SF = 19% Lot 2: to be reviewed under future single-family building permit (BS permit)
Impervious Surface	55% maximum Lot 1: 14,027 SF x .55 = 7,715 SF maximum Lot 2: 7,358 SF x .55 = 4,047 SF	Meets requirement. Lot 1 (w/ existing house): 5,683 SF = 41% Lot 2: to be reviewed under future single-family building permit (BS permit)

Hard Surface	80% maximum Lot 1: 14,027 SF x .8 = 11,222 SF Lot 2: 7,358 SF x .8 = 5,886 SF	Meets requirement. Lot 1 (w/ existing house): 5,683 SF = 41% Lot 2: to be reviewed under future single-family building permit (BS permit)
Floor Area Ratio (FAR)	Lot area x .5 maximum Lot 1: 14,027 SF x .5 = 7,013 SF Lot 2: 7,358 SF x .5 = 3,679 SF	Meets requirement. Lot 1 (w/ existing house): 4,028 SF = 29% Lot 2: to be reviewed under future single-family building permit (BS permit)
Front-Yard Greenscape	Front yard area x .5 minimum Lot 1: 2,604 SF x .5 = 1,302 SF Lot 2: 1,450 SF x .5 = 725 SF	Meets requirement. Lot 1 (w/ existing house): 1,328 SF = 51% Lot 2: to be reviewed under future single-family building permit (BS permit)

*The existing house is currently a legally non-conforming structure as it intrudes into its required 20 ft. front yard setback. However, this setback and non-conforming condition is unchanged as a result of this preliminary short plat and the creation of Lot 1 and Lot 2 will not increase this existing non-conformity. Thus, the existing house may remain on the proposed Lot 1. However, any changes to this structure must meet the requirements for a non-conforming structure in LUC 20.20.560. **Refer to Condition of Approval regarding Non-Conforming Structure in Section IX of this report.**

B. Tree Retention (LUC 20.20.900)

The retention of at least 30% of the existing diameter inches of significant trees on site is required. In order to meet this 30% minimum retention requirement, the project must retain a minimum of 8.4 (9) diameter inches of the total 28 diameter inches of existing trees on site. The applicant proposes to retain an existing 10" plum tree (T#3), or 35.7% of the diameter inches of the existing significant trees on site. This satisfies the minimum tree retention requirement.

The retained tree shall be protected from adverse impacts during construction including, but not limited to, the provision of tree protection fencing. No excavation or clearing should be performed within the drip line of the retained tree except as specifically approved on the construction permit plans and is required, this work shall be done by hand.

The final short plat shall include a Tree Preservation plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained, along with a tree preservation note. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA):

There are no critical areas within the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. PUBLIC COMMENT:

The application for this proposal was originally submitted on May 31, 2019 and was determined to be complete on September 26, 2019. The City notified the public of this proposal on October 3, 2019 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments have been received regarding the proposal. There are no parties of record.

VI. SUMMARY OF TECHNICAL REVIEWS:

A. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for a new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance. **Refer to Condition of Approval regarding Engineering Plans in Section IX of this report.**

Site Access

The proposed two lot short plat is proposed on an existing parcel to the south of SE 45th Street, which is a two-lane road classified as a local street, and which is separated by an existing parcel that abuts the subject site along its south boundary. In the future, the two dead ends of SE 45th Street may be connected with development of this adjoining parcel, on which an existing private access easement is located along its boundary abutting the subject parcel to the south.

Access to Lot 1, which contains an existing single-family home, will continue to be provided from the east dead end of SE 45th Street via a private road (160th Place SE). Access for Lot 2 will be provided via a new single-family driveway off of the west dead end of SE 45th Street, across the adjacent parcel to the north. No other access connection to the city right-of-way is authorized. The new single-family driveway must be a minimum of 10 feet wide and built per

the Transportation Design Manual Standard Drawings. Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Thanh Minh Trinh short plat does not directly border any city Right-of-Way. Lot 2 will access the SE 45th Street Right-of-Way via an access easement across the adjacent property to the north. The existing SE 45th Street end contains 28 feet of pavement and 5-foot-wide sidewalks on both sides of the street. Due to the location of the site and new driveway approach, new curb, gutter, and sidewalk are not required for this project.

The project frontage improvements and single-family driveway requirements include:

- Install a new asphalt single-family driveway approach on SE 45th Street with a minimum width of 10 feet.
- All overhead utilities into the plat must be undergrounded.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240.
- The driveway shall be limited to a maximum grade of 10% for 20 feet past edge of driveway approach, and a maximum grade of 15% thereafter.

Refer to Condition of Approval regarding Infrastructure Improvements in Section IX of this report.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **Refer to Conditions of Approval regarding Off-Street Parking and Right-of-Way Use Permit in Section IX of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, SE 45th Street is classified as "Grind/Overlay Required". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet per standard drawing RC-200-1. **Refer to Conditions of Approval regarding Right-of-Way Use Permit and Pavement Restoration in Section IX of this report.**

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. **Refer to Condition of Approval regarding Sight Distance in Section IX of this report.**

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Thanh Minh Trinh Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

B. Clear and Grade Review

A Clearing and Grading Permit is required for the infrastructure development per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: <https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

Refer to Conditions of Approval regarding Construction Stormwater Pollution Prevention Plan (CSWPPP), Erosion and Sedimentation Control – Minimum Requirements 2, Tree Protection, Clearing and Grading Limits, Construction Sequence, Rainy Season Restrictions, Geotechnical Report, Turbidity Monitoring Plan, Rockery Requirements, Post-Construction Soils and Abatement Security in Section IX of this report.

C. Utilities Review

Surface Water

In the proposed condition the existing residence and driveway will be retained on Lot 1. An application for a new residence on lot 2 is anticipated at some future date but is not in review at present. The project will trigger all nine minimum requirements. Existing hard surfaces on proposed lot 1 will be mitigated via sheet flow dispersion and a perforated pipe connection system draining into the existing downstream storm system. Lot 2 driveway runoff will be collected via a catch basin and routed to the existing downstream storm system. Lot 2 will be mitigated via a perforated pipe connection and routed to the existing downstream storm system. Less than 5,000 square feet of new and/or replaced pollution generating hard surfaces are created, so minimum requirement 6, runoff treatment is not required. The project falls under the thresholds for minimum requirement #7, so flow control is not required.

Water

The existing water meter will be retained for existing lot 1. A new 1" water meter will be installed for new lot 2, tapping the existing 12" DI water main running along the northern property line.

Sewer

The existing residence discharges sewer via a sewer lateral into the existing 8" PVC sewer main north of the property. The existing residence will maintain the existing service and the new lot will connect into the existing sewer lateral creating a joint use sewer connection. A private sewer easement between the two lots will be required as part of the joint use proposal. **Refer to Conditions of Approval regarding Utilities Conceptual Approval and Standard Utilities Easement in Section IX of this report.**

D. Fire Department Review

The location of the proposed new lot appears to have the new structure greater than 150' from an approved turnaround. In this case the approved turnaround is the intersection of SE 45th Street and 160th Avenue SE and as measured from the cross-street center lines. Based on the International Fire Code, an automatic fire sprinkler system installed in accordance with NFPA 13D shall be required for any new structure. The Fire Department will provide a fire sprinkler determination upon application of the building permit for the future residence. **Refer to Condition of Approval regarding Automatic Sprinkler System in Section IX of this report.**

VII. DECISION CRITERIA:

Land Use Code 20.45B.130.A Decision Criteria for a Preliminary Short Plat: ***The Director may approve or approve with modifications an application for a Preliminary Short Plat if:***

1. ***The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.***

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Each lot will have an individual driveway: Lot 1 will utilize the existing driveway from the east dead end of 45th Street SE via a private road (160th Place SE). Lot 2 will be accessed by a new driveway from the west dead end of 45th Street SE. Construction noise is expected during the construction period; however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Conditions of Approval regarding Noise - Construction Hours and Engineering Plans in Section IX of this report.**

2. ***The public interest is served by the short subdivision.***

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. ***The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.***

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is consistent with the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Codes and the City of Bellevue Development Codes and Standards. Refer to Section III.B of this report for dimensional requirements.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Finding: The site is located within the Newcastle subarea. The Comprehensive Plan specifies Single-Family High-Density development for this property, which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies for this subarea and City-wide policies, including the following:

a. Subarea policies:

- i. The proposed short plat will promote infill development at a density consistent with the existing character of established neighborhoods (NC-11).

b. City-wide policies:

- i. The proposed short plat will provide an additional site for the development of a single-family dwelling. Single-family uses are, by use type, compatible with surrounding neighborhoods and therefore maintain the character and appearance of the neighborhood. Also, by providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the vegetated character in the neighborhood. (LU-13).
- ii. The proposed short plat will provide housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).
- iii. The proposed short plat will meet the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district) (HO-3).

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: As conditioned, each proposal lot can be developed to current R-5 dimensional standards per Section III of this report. There are no site constraints or critical areas which inhibit this property's development that would warrant a variance. **Refer to Condition of Approval regarding Variance Restriction in Section IX of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding Utilities Conceptual Approval, Engineering Plans, Infrastructure Improvements and Pavement Restoration in Section IX of this report.**

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the

Development Services Department does hereby **APPROVE WITH CONDITIONS** this Preliminary Short Plat application

IX. CONDITIONS OF APPROVAL:

The following Conditions are imposed under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Glen Albright, (425) 452-4270
Land Use Code – BCC Title 20	Mark C. Brennan, (425) 452-2973
Noise Control – BCC 9.18	Mark C. Brennan, (425) 452-2973
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4574
Right-of-Way Use Code 14.30	Ian Nisbet, (425) 452-4574
Utility Code – BCC Title 24	Mohamed Sambou, (425) 452-4853

A. GENERAL CONDITIONS:

1. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the preliminary short plat is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the building permits. A new sewer easement will be required.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Mohamed Sambou, Utilities Department

3. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Mark C. Brennan, Land Use

4. NON-CONFORMING STRUCTURE

Remodeling of the existing nonconforming structure (existing house) is permitted, provided that the fair market value of the remodel does not exceed 100 percent of the replacement value of the structure over any three-year period. If remodeling costs exceed 100% of replacement value over any three-year period, the structure shall be brought into compliance with existing Land Use Code requirements. No expansion of the nonconformity along the front setback will be permitted.

AUTHORITY: Land Use Code 20.20.560
REVIEWER: Mark C. Brennan, Land Use

5. NOISE – CONSTRUCTION HOURS

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Mark C. Brennan, Land Use

6. TIME LIMITATION

This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the Preliminary Short Plat approval unless the applicant has requested in writing and has received an extension for the Preliminary Short Plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code 20.45B.150 and 160
REVIEWER: Mark C. Brennan, Land Use

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

7. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.

- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

8. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

9. ENGINEERING PLANS

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the single-family driveway, the connection to SE 45th Street, pavement restoration in SE 45th Street, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

- Install a new asphalt single-family driveway approach on SE 45th Street with a minimum width of 10 feet.
- All overhead utilities into the plat must be undergrounded.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240.
- The driveway shall be limited to a maximum grade of 10% for 20 feet past edge of driveway approach, and a maximum grade of 15% thereafter.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design

Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual;
Transportation Department Design Manual Standard Drawings;
Americans with Disabilities Act.
REVIEWER: Ian Nisbet, (425) 452-4851

10. SIGHT DISTANCE

The proposed driveway access for Lot 2 from SE 45th Street shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on SE 45th Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ian Nisbet, (425) 452-4851

11. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of SE 45th Street will require Grind and Overlay trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, (425) 452-4294

12. CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (CSWPPP)

A site specific CSWPPP is required for the clearing and grading permit application. It must include a narrative, drawings, and a turbidity and pH monitoring plan. The forms can be found here:

<https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

13. EROSION AND SEDIMENTATION CONTROL – MINIMUM REQUIREMENTS 2

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for each permit application. They have to show how the construction stormwater will be collected, treated and disposed of.

AUTHORITY: Clearing & Grading Code 23.76.090 and Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

14. TREE PROTECTION

Significant trees that are scheduled for retention must be protected during construction. Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit

AUTHORITY: Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

15. CLEARING AND GRADING LIMITS

Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project phase (including utilities and frontage improvements)

AUTHORITY: Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

16. CONSTRUCTION SEQUENCE

A project specific construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestone

AUTHORITY: Clearing & Grading Development Standards

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

17. RAINY SEASON RESTRICTIONS

The project site is subject to rainy season restrictions. Specific approval from the Development Services Department is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30)

AUTHORITY: Clearing & Grading Code 23.76.093

REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

18. GEOTECHNICAL REPORT

A geotechnical report is required for this project. The report must be submitted for review with the initial applications for land use review and construction permits

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

19. TURBIDITY MONITORING PLAN

Turbidity and pH monitoring may be required for this project

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

20. ROCKERY REQUIREMENTS

Rockerries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.

AUTHORITY:: Clearing & Grading Code 23.76.085 & 086
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

21. POST CONSTRUCTION SOILS

For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

22. ABATEMENT SECURITY

Abatement security device is required for any project that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.

AUTHORITY: Clearing & Grading Code 23.76.140
REVIEWER: Savina Uzunow, Development Services Department, Clearing Grading
Section

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

23. STANDARD UTILITIES EASEMENT

Standard easement and joint use storm and side sewer language must be provided on the final short plat. Proposed placement of the joint use storm line under the preliminary short plat has not been approved and must be revised prior to approval of the final short plat.

AUTHORITY: BCC 24.02, 24.04 and 24.06
REVIEWER: Mohamed Sambou, Utilities Department

24. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241,
260 Transportation Department Design Manual Sections 3, 4, 5, 7, 11,
14, 19
REVIEWER: Ian Nisbet, (425) 452-4851

25. TREE RETENTION

The final short plat shall include a Tree Preservation Plan that shall portray a minimum of 30% of the existing significant tree diameter inches to remain (minimum 9 diameter inches of existing significant trees). The Tree Preservation Plan shall portray the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms,

and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Mark C. Brennan, Land Use

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE. WE DEDICATE THE USE FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH PUBLIC HIGHWAY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE THE LOTS SHOWN IN THE REASONABLE GRADING OF SAID STREETS AND AVENUES. WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES, AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, WE WAIVE FOR OURSELVES, OUR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF BELLEVUE AND ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS OF THIS SHORT SUBDIVISION BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION.

THIS SHORT SUBDIVISION, DEDICATION, AND WAIVER OF CLAIMS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

THANH MINH TRANH DATE

VARIANCE RESTRICTION

APPROVAL BY THE CITY OF THIS SHORT PLAT IS A DETERMINATION THAT EACH LOT IN THE SHORT PLAT CAN BE REASONABLY DEVELOPED IN CONFORMANCE WITH THE LAND USE CODE REQUIREMENTS IN EFFECT AT THE TIME OF PRELIMINARY SHORT PLAT APPROVAL WITHOUT REQUIRING A VARIANCE.

ACKNOWLEDGEMENT

STATE OF WASHINGTON} } ss.
COUNTY OF KING }

ON THIS DAY PERSONALLY APPEARED BEFORE ME THANH MINH TRINH, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS DAY OF , 2020

NOTARY SIGNATURE
PRINTED NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
MY COMMISSION EXPIRES

PRIVATE EASEMENT PROVISIONS

THE PRIVATE STORM DRAINAGE EASEMENT SHOWN OVER AND ACROSS THE NORTH 10 FEET OF LOT 2 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOT 1 AND FOR THE PURPOSE TO OPERATE AND MAINTAIN A STORM WATER RUNOFF CONVEYANCE TO A PUBLIC OR PRIVATE SURFACE WATER SYSTEM OR FACILITY. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE STORM SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE TO REPAIR, CLEAN OR RECONSTRUCT THE STORM SYSTEM, THE OWNERS OF LOT 1 SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE. STORM DRAINAGE SYSTEM AND MAINTENANCE SHALL CONFORM TO THE OPERATION AND MAINTENANCE SCHEDULE SCHEDULE AS APPROVED BY THE CITY OF BELLEVUE AND FILED WITH THE RECORDERS OFFICE OF KING COUNTY, WASHINGTON.

THE PRIVATE SANITARY SEWER EASEMENT SHOWN OVER AND ACROSS THE NORTHWEST CORNER OF LOT 1 IS ESTABLISHED FOR THE BENEFIT OF THE OWNERS OF LOT 2. THE COST OF MAINTENANCE, REPAIRS OR RECONSTRUCTION OF THAT PORTION OF THE SANITARY SEWER SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SANITARY SEWER SYSTEM ABOVE THEIR CONNNECTION; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE SANITARY SEWER SYSTEM, THE PROPERTY OWNERS OF LOT 2 SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.

NE1/4SE1/4,SEC.14,T.24N.,R.5E.,W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED WITH RESPECT TO STREETS, ALLEYS AND RIGHTS OF WAY FOR ROADS, PATHS AND SLOPES.

REAL PROPERTY & SURVEY DATE
DEVELOPMENT REVIEW DATE

UTILITIES DEPARTMENT

EXAMINED AND APPROVED WITH RESPECT TO WATER, SEWER AND DRAINAGE SYSTEMS

ADMINISTRATOR DATE

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR DATE

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF , 2020

ASSESSOR DEPUTY ASSESSOR

ACCOUNT NO. 142505-9092

RECORDER'S CERTIFICATE

EXAMINED AND APPROVED THIS DAY OF , 2020
AT M IN BOOK OF SURVEYS AT PAGE
AT THE REQUEST OF MICHAEL S. WEBB.

DIRECTOR OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE THE REQUEST OF THANH MINH TRINH IN NOVEMBER, 2017.

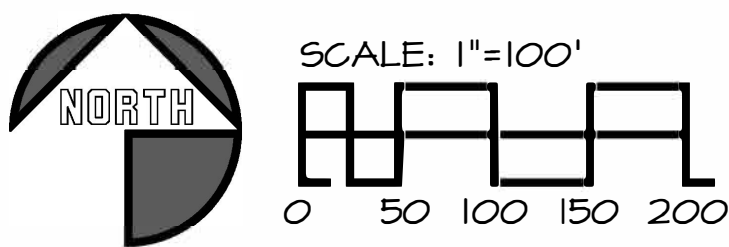
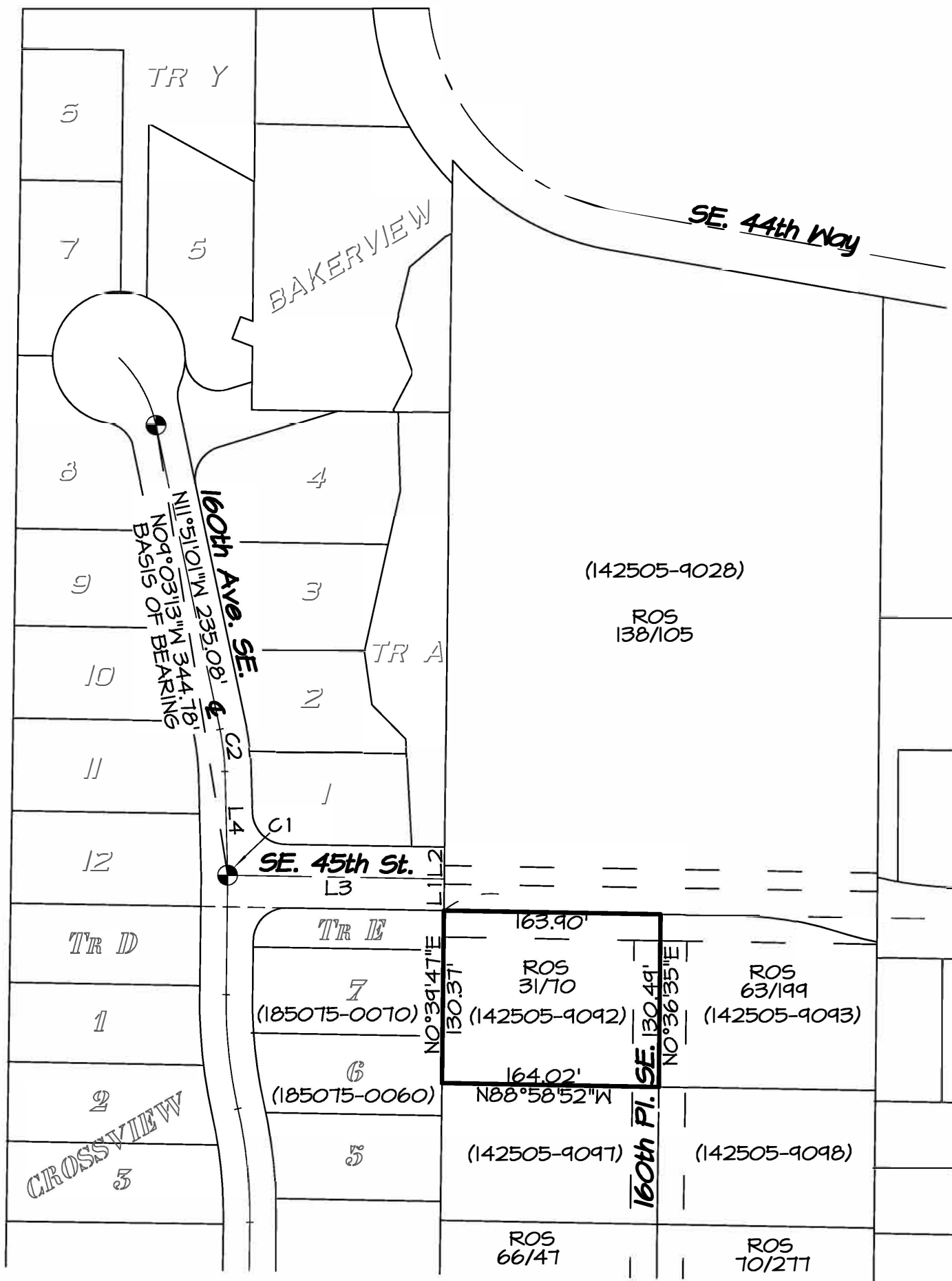
PROFESSIONAL LAND SURVEYOR DATE

mswebb
SURVEYING LLC
362 BUCK LOOP ROAD
SEQUIM, WASHINGTON 98282
PHONE: (360)681-4858



City of
Bellevue

FINAL SHORT PLAT NO. 19-115355-LN



VICINITY MAP &
BOUNDARY CONTROL

LEGEND

- CASED CONCRETE MONUMENT W/ PUNCHED BRASS CAP STAMPED "L5 11332" (OCCUPIED 9/18)
- MONUMENT AS DESCRIBED (NOT OCCUPIED THIS SURVEY)
- ROS XXX/XXX RECORD OF SURVEY VOLUME/PAGE
- LOT IN CROSSVIEW-VOL.185/P65.93-95
- LOT IN BAKERVIEW-VOL.186/P65.1-3

NUM	BEARING	DISTANCE
L1	N00°39'47"E	23.92'
L2	N00°39'47"E	24.08'
L3	N89°01'20"W	163.87'
L4	N01°39'19"W	74.19'

NUM	DELTA	LENGTH	RADIUS
C1	2°22'18"	4.14'	100.00'
C2	10°11'42"	32.38'	182.00'

C.O.B. HORIZ STA NO. 1605
CASED CONCRETE MONUMENT
W/ TACK IN LEAD PLUG

LEGAL DESCRIPTION

WFG National Title Insurance Company
Subdivision Guarantee No. 18-228603
Dated October 22, 2018

APN 142505-9092

The West half of the Northwest quarter of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 14, Township 24 North, Range 5 East, W.M., in King County, Washington;
EXCEPT the South 208 feet thereof.

TOGETHER WITH AND SUBJECT TO An easement for ingress and egress over the East 40 feet of the West 184 feet of the West half of the West half of the North half of the South half the Northeast quarter of the Southeast quarter of Section 14, Township 24 North, Range 5 East, W.M., in King County, Washington;

TOGETHER WITH an easement for ingress and egress over the North 20 feet of the North half of the South half of the Northeast quarter of the Southeast quarter said Section 14,
EXCEPT the East 30 feet conveyed to King County for road by deed recorded under Recording No. 1344.

REFERENCES

- R1-Plat of CROSSVIEW-Vol.185/Pgs.93-95
- R2-Plat of BAKERVIEW-Vol.186/Pgs.1-3
- R3-Record of Survey-Vol.31/Pg.70
- R4-Record of Survey-Vol.63/Pg.199
- R5-Record of Survey-Vol.66/Pg.47
- R6-Record of Survey-Vol.70/Pg.277
- R7-Record of Survey-Vol.138/Pg.105

PARCEL OWNERSHIP

THANH MINH TRINH
4509 160th Pl. SE.
Bellevue, WA 98006



DATE: 10/28/19

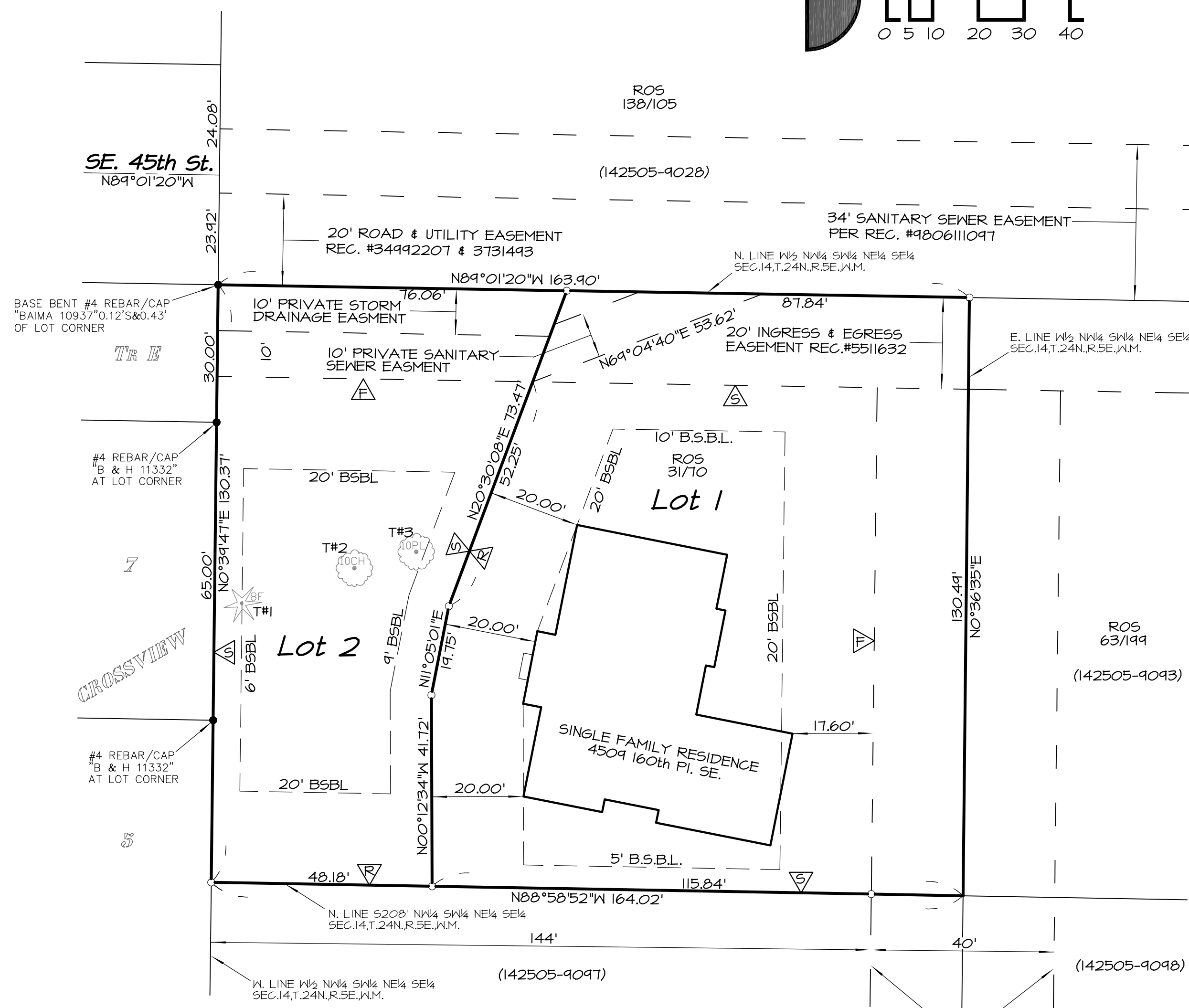
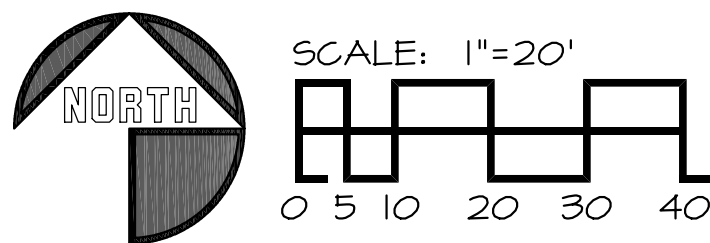
mswebb
SURVEYING LLC

362 BUCK LOOP ROAD
SEQUIM, WASHINGTON 98282
PHONE: (360)681-4858



City of
Bellevue

PRELIMINARY SHORT PLAT NO. 19-115355-LN



- LEGEND**
- #4 REBAR/CAP "M.S. WEBB PLS 16230" (SET OR TO BE SET)
 - EXISTING CORNER AS DESCRIBED
 - ROS XXX/XXX RECORD OF SURVEY VOLUME/PAGE
 - 2 LOT IN CROSSVIEW-VOL.185/P65.93-95

LOT AREAS
Lot 1=14,027 sq. ft.
Lot 2= 7,358 sq. ft.

- LOT LINE DESIGNATIONS**
- F FRONT LOT LINE
 - R REAR LOT LINE
 - S SIDE LOT LINE
- LAND USE CODE SETBACKS**
LAND USE CODE R-5
FRONT YARD - 20 feet
REAR YARD - 20 feet
SIDE YARD - 5 feet
SIDE YARD (COMBINED) - 15 feet

- NOTES**
1. Required minimums for accuracy and precision of measurement as specified by WAC 332-130-090 were exceeded during the commission of this survey.
 2. In accordance with WAC 332-130-100, this survey was conducted using field traverse procedures with SOKKIA SX105 and IX1005 robotic total stations maintained to factory specifications.
 3. The basis of bearing for this survey is a bearing of N09°03'13"W between the monument at the intersection of SE. 45th St. and 160th Ave. SE. and the PC monument approximately 345 feet North on the centerline of 160th Ave. SE. according to the plat of BAKERVUE recorded in Volume 186 of Plats, Pages 1 through 3. The section subdivision is according to references R1, R2 and R7.
 4. The boundary as shown represents a retracement of a survey of this parcel recorded in Volume 31 of Surveys, Page 70, Records of King County, Washington.
 5. Land Use District Classification: R-5

TREE TABLE

NO.	SPECIES	DIAM (Inches)	RETAIN	REMOVE
1	Fir	8		X
2	Cherry	10		X
3	Plum	10	X	

NOTE: The 10" Plum (Tree #3) to be moved to a to be determined location within the property outside of the proposed construction footprint.

DATE: 1/04/19

362 BUCK LOOP ROAD
SEQUIM, WASHINGTON 98282
PHONE: (360)681-4858

City of Bellevue

FINAL SHORT PLAT NO. 19-115355-LN

SHEET 3 OF 3

EROSION CONTROL NOTES:

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

SOIL AMENDMENT NOTES:

1. NATIVE TOP SOILS SHALL BE STRIPPED AND STOCKPILED NEAR SITE. DISTURBANCE AREA TO BE REAPPLIED DURING FINAL STABILIZATION.
 2. FULL DESCRIPTION OF SOIL AMENDMENT OPTIONS AND PROCEDURES CAN BE FOUND IN THE APPENDIX OF THE TARGETED STORMWATER DRAINAGE REPORT.
 3. RECEIPTS FOR ALL TOP SOIL AND/OR COMPOST IMPORTED INTO THE SITE FOR SOIL AMENDMENT SHALL BE RETAINED AND PROVIDED TO THE ENGINEER OR RECORD UPON COMPLETION OF PROJECT FOR FINAL SOIL AMENDMENT VERIFICATION LETTER.
 3. SOD SHALL BE FREE OF WEEDS, OF UNIFORM THICKNESS (APPROXIMATELY 1" THICK), AND SHALL HAVE A DENSE ROOT MAT FOR MECHANICAL STRENGTH.
- THE FOLLOWING STEPS ARE RECOMMENDED FOR SOD INSTALLATION:
- A: SHAPE AND SMOOTH THE SURFACE TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- B: AMEND 2" (MINIMUM) OF WELL-ROTTED COMPOST INTO THE TOP 6" OF THE SOIL IF THE ORGANIC CONTENT OF THE SOIL IS LESS THEN 10%. COMPOST USED SHOULD MEET ECOLOGY PUBLICATION 98-38 SPECIFICATIONS FOR GRADE A QUALITY COMPOST. THE COMPOST SHALL FIRST COME FROM THE EXISTING DUFF LAYER OF THE CLEARED AREAS. IF THE AMOUNT OF EXISTING DUFF LAYER IS INSUFFICIENT TO MEET ALL COMPOSTING NEEDS, THE COMPOST SHALL BE IMPORTED AND MEET THE ECOLOGY PUBLICATION 98-38 SPECIFICATIONS.
- C: FERTILIZE ACCORDING TO THE SUPPLIER'S RECOMMENDATIONS. DISTURBED AREAS WITHIN 200' OF WATER BODIES AND WETLANDS MUST USE A NON-PHOSPHORUS FERTILIZER.
- D: WORK LINE AND FERTILIZER 1" TO 2" INTO THE SOIL, AND SMOOTH THE SURFACE.
- E: LAY STRIPS OF SOD BEGINNING AT THE LOWEST ARE TO BE SODDED AND PERPENDICULAR TO THE DIRECTION OF WATER FLOW. WEDGE STRIPS SECURELY INTO PLACE. SQUARE THE ENDS OF EACH STRIP TO PROVIDE FOR A CLOSE, TIGHT FIT. STAGGER JOINTS AT LEAST 12". STAPLE ON THE SLOPES STEEPER THAN 3H:1V.
- F: ROLL THE SODDED AREA AND IRRIGATE.
- G: WHEN SODDING IS CARRIED OUT IN ALTERNATION STRIPS OR OTHER PATTERNS, SEED THE AREAS BETWEEN THE SOD IMMEDIATELY AFTER SODDING.

SOIL AMENDMENT LEGEND

- R** UNDISTURBED SOIL
- A** COMPOST AMENDED SOILS

APPROXIMATELY 15 CYDS OF COMPOST HAS BEEN CALCULATED FOR AMENDMENT OF 2,750 SF. OF DISTURBED PERVIOUS AREA. REFER TO APPENDIX II OF THE TARGETED STORMWATER DRAINAGE REPORT FOR ADDITIONAL SOIL AMENDMENT INSTALLATION SPECIFICATIONS.

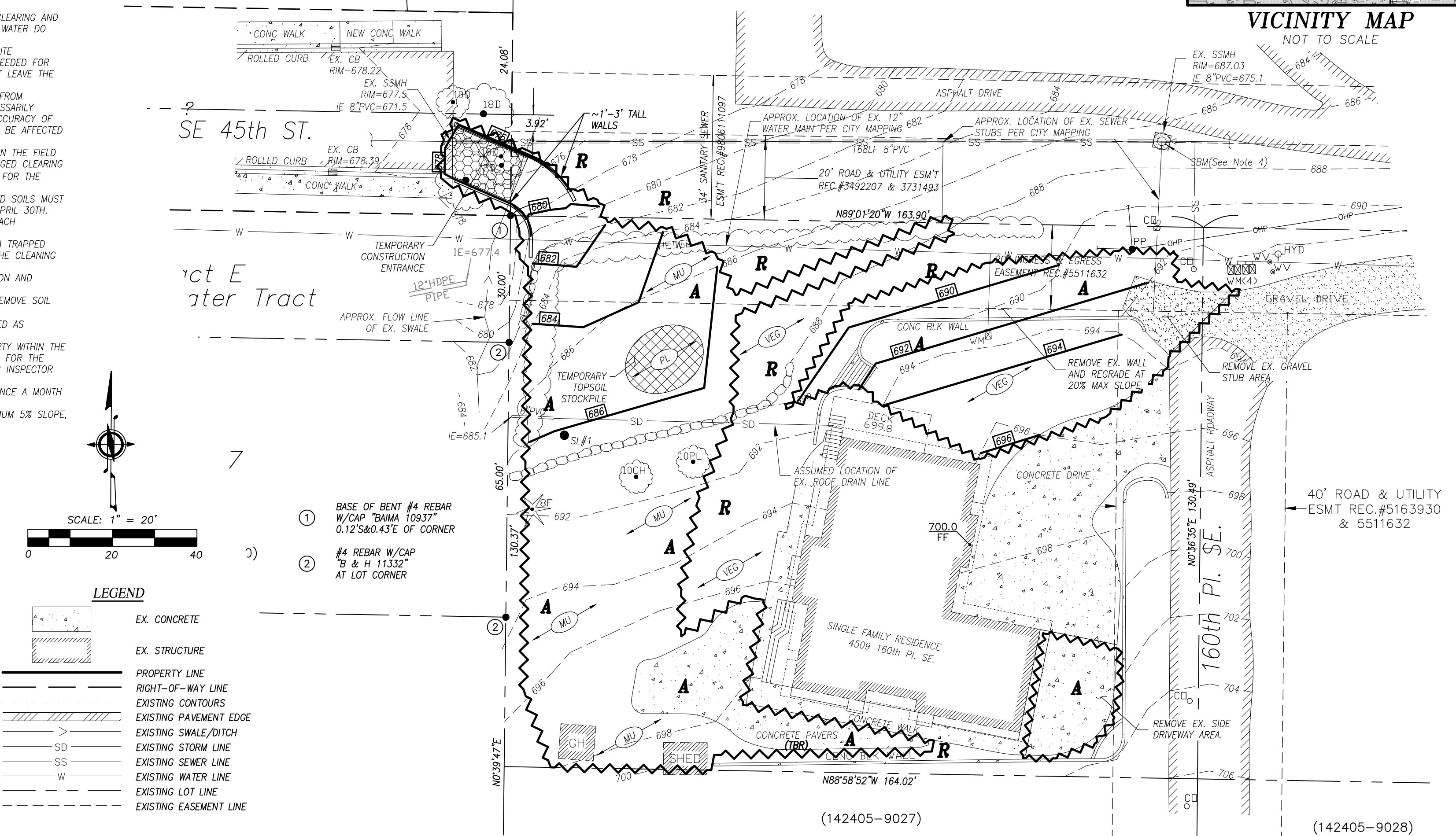
GRADING QUANTITIES

CUT: 200 CU.YDS.
FILL: 50 CU.YDS.

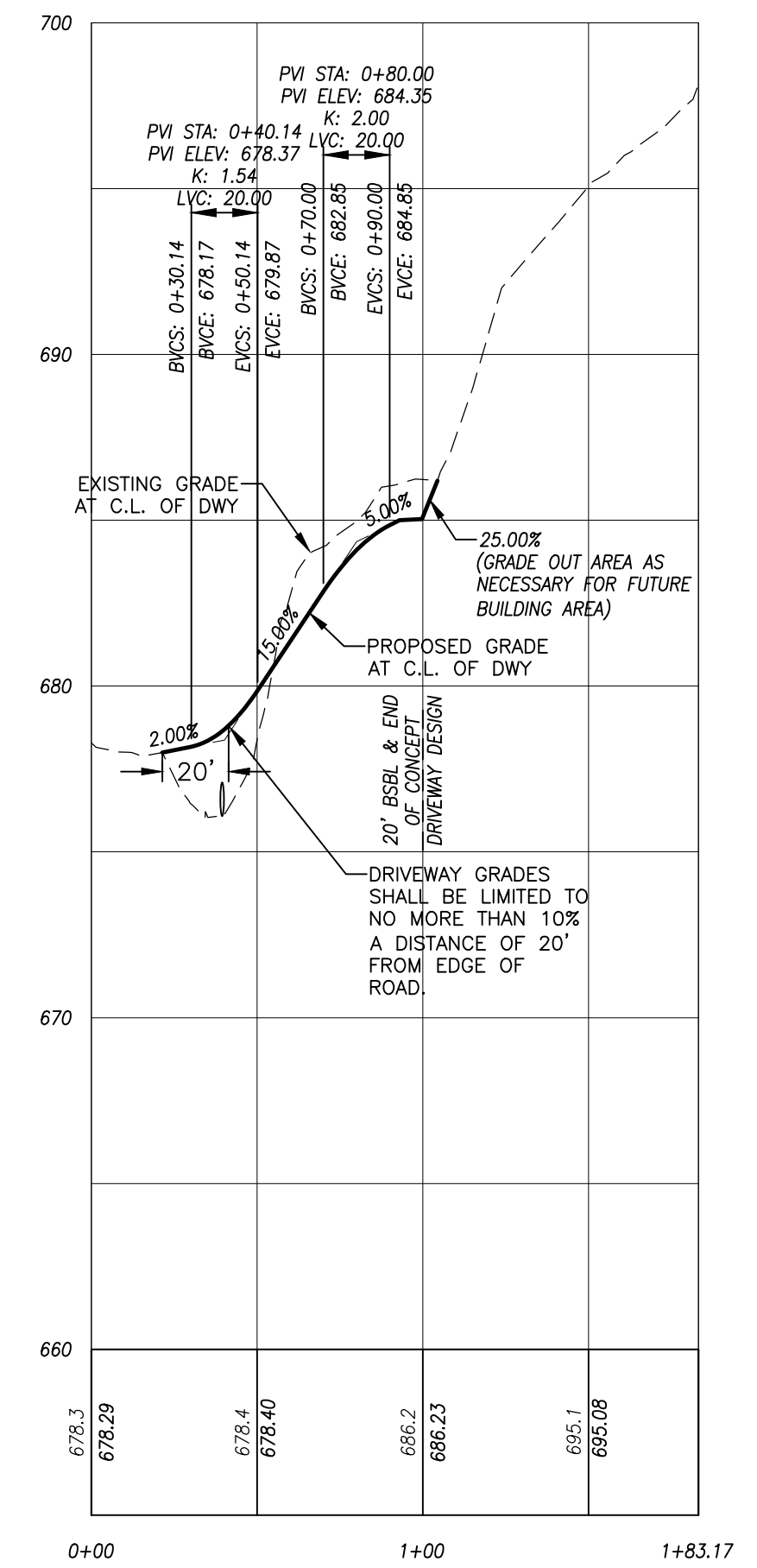
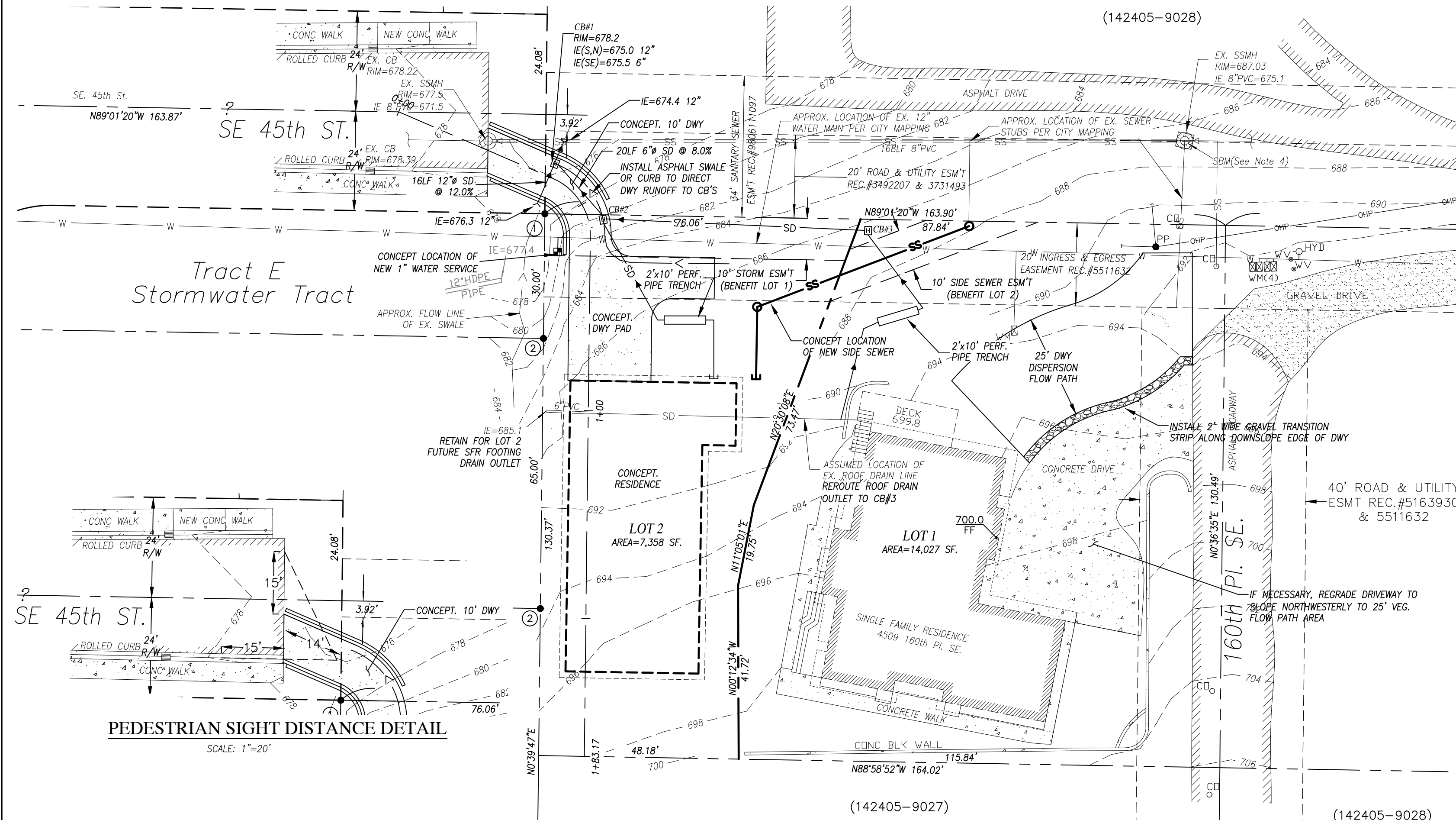
(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE) EXCESS CUT MAY BE SPREAD ON SITE.

ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A COUNTY/CITY APPROVED SITE.

NE 1/4, SE 1/4, SEC.14, T.24N., R.05E., W.M.
CITY OF BELLEVUE, WASHINGTON



SW 1/4, SE 1/4, SEC.04, T.24N., R.5E., W.M.
CITY OF BELLEVUE, WASHINGTON



LEGEND

- PROPOSED DRIVEWAY
- PROPOSED STRUCTURE
- EX. CONCRETE
- EX. STRUCTURE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING CONTOURS
- EXISTING PAVEMENT EDGE
- EXISTING SWALE/DITCH
- SD
- SS
- W
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- SD
- SS
- PROPOSED STORM LINE
- PROPOSED SEWER LINE
- PROPOSED LOT LINE

LOT COVERAGE CALCS:

40% MAX LOT COVERAGE ALLOWED PER LOT:

LOT 1 LOT COVERAGE ALLOWED: 5,610 SF.
LOT 2 LOT COVERAGE ALLOWED: 2,943 SF.

LOT 1 DESIGNED
EX. LOT 1 STRUCTURE = 2,609 SF. (18.6%)

LOT 2 DESIGNED:
CONCEPTUAL LOT 2 FOOTPRINT= 2,679 SF. (36.4%)

HARDSCAPE COVERAGE CALCS:

80% MAX HARDSCAPE COVERAGE ALLOWED PER LOT:

LOT 1 HARDSCAPE ALLOWED: 11,221 SF.
LOT 2 HARDSCAPE ALLOWED: 5,886 SF.

LOT 1 DESIGNED
EX. IMPERVIOUS TO REMAIN = 5,683 SF. (40.5%)

LOT 2 DESIGNED:
NEW/REPLACED IMPERVIOUS = 4,000 SF. (54.4%)

*NOTE: NEW HARDSCAPE AREAS SHALL NOT BE ALLOWED ON EITHER LOT AS HARDSCAPE AREAS ARE GENERALLY DESIGNED AS INFILTRATION BMP'S WHICH ARE NOT RECOMMENDED DUE TO STEEP SLOPES SURROUNDING THE AREA.

IMPERVIOUS COVERAGE CALCS:

55% MAX IMPERVIOUS ALLOWED PER LOT:

LOT 1 IMPERVIOUS ALLOWED: 7,714 SF.
LOT 2 IMPERVIOUS ALLOWED: 4,046 SF.

LOT 1 DESIGNED
EX. LOT 1 ROOF (TO REMAIN)= 3,161 SF.
*EX. LOT 1 DRIVEWAY (REMAIN)= 1,660 SF.
*EX. LOT 1 WALKWAY (REMAIN)= 127 SF.
EX. LOT 1 BLOCK WALL (REMAIN)= 127 SF.
EX. 160TH PL. ASPHALT = 727 SF.
EX. 160TH PL. GRAVEL (REMAIN)= 8 SF.
CONCEPTUAL LOT 2 ROOF = 3,000 SF.
*CONCEPTUAL DRIVE/WALKS = 1,000 SF.
TOTAL = 10,277 SF.

LOT 2 DESIGNED:
CONCEPTUAL LOT 2 ROOF = 3,000 SF.
*CONCEPTUAL DRIVE/WALKS = 1,000 SF.
TOTAL = 4,000 SF. (54.4%)

*AREAS NOT COVERED BY SFR ROOF OVERHANG

TOTAL IMPERVIOUS AREA:

ON-SITE
EX. LOT 1 ROOF (REMAIN) = 3,161 SF.
*EX. LOT 1 DRIVEWAY (REMAIN) = 1,660 SF.
*EX. LOT 1 WALKWAY (REMAIN) = 594 SF.
EX. LOT 1 BLOCK WALL (REMAIN) = 127 SF.
EX. 160TH PL. ASPHALT = 727 SF.
EX. 160TH PL. GRAVEL (REMAIN) = 8 SF.
CONCEPTUAL LOT 2 ROOF = 3,000 SF.
*CONCEPTUAL DRIVE/WALKS = 1,000 SF.
TOTAL = 10,277 SF.

*AREAS NOT COVERED BY SFR ROOF OVERHANG

OFF-SITE (SE 45TH ST.)
CONCEPTUAL DRIVE = 292 SF.

TOTAL IMPERVIOUS/HARDSCAPE = 10,569 SF.
TOTAL NEW/REPLACE HARDSCAPE = 9,834 SF.

*AREAS NOT COVERED BY SFR ROOF OVERHANG

CONTRACTOR NOTE:

ALL EXISTING ON AND OFF-SITE UTILITIES SHALL BE LOCATED PRIOR TO START OF CONSTRUCTION. CONTACT ENGINEER OF RECORD IF CONFLICTS ARISE.

FIRE MARSHAL NOTE:

NEW RESIDENCE TO CONTAIN NFPA 13-D FIRE SUPPRESSION SYSTEMS.

GREENSPACE PERCENTAGE CALCS:

50% MAX IMPERVIOUS ALLOWED IN FRONT SETBACK:

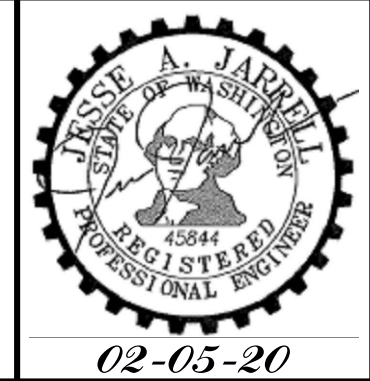
LOT 1
TOTAL AREA IN FRONT SETBACK = 2,604 SF.
MAX IMPERVIOUS ALLOWED = 1,302 SF.

EXISTING IMPERVIOUS TO REMAIN = 1,276 SF. (49%)
=>DESIGN GREENSPACE = 1,328 SF. (51%)

LOT 2
TOTAL AREA IN FRONT SETBACK = 1,450 SF.
MAX IMPERVIOUS ALLOWED = 725 SF.

CONCEPTUAL DWY AREA SHOWN = 508 SF. (35%)
=>DESIGN GREENSPACE = 942 SF. (65%)

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western Engineers & Surveyors
(425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY * EVERETT * WA * 98204 ***

TAX ACCOUNT NO.(S):
1424059092

SITE ADDRESS:
4509 160TH PLACE SE
BELLEVUE, WA 98006

19-115355 LN

ROAD & DRAINAGE PLAN & PROFILE FOR:
TRINH SHORT PLAT
NE 1/4, SE 1/4, SEC.14, T.24N., R.05E., W.M.
CITY OF BELLEVUE, WASHINGTON

DRAWN BY TAS	DATE 09/03/19	REV. BY J. JARRELL	DATE 02/05/20	PROJECT MANAGER J. JARRELL	SCALE 1"=20'
DRAWING FILE NAME 191790ABASE.DWG	CHK. BY JAJ	F.B. NO. -	JOB NO. 19-1790-A	SHT. NO. 2 OF 2	

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555